



RESIDENT WELFARE ASSOCIATION RAIL HIGH RISERS SOCIETY

REGD NO. - 2814/2018

© 0130-6690237

Ref. No.

No.2022/RWA/RHRS/DRF/1

Date.

Date: - 01.01.2022

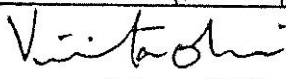
All Allottees/Residents,
Rail High Risers Society,
Sector-10, Sonipat.

Sub:- Collection of Depreciation Reserve Fund (DRF), Maintenance Fund (MF) for Special Repair of Building and Change of defective Equipments on urgently basis.

In above cited subject, it is observed that fund for Major Repairs (outer surface, balconies, roof, walls, RCC Jalis, columns, reinforcement and whitewash /greet wash etc.) of Society Campus Buildings is required urgently on emergency basis. As you are aware that Maintenance work of Buildings has not been done by IRWO or any other agency from 2015 to till date. This has been resulted in damaged/peeled out outer facade of buildings like paint, falling of plaster, falling of RCC jali, reinforcement can be seen with naked eye on balcony corners & sunshades, leakage from outside or repairs of buildings area. Residents are complaining repeatedly to RWA office for rectifying the same as several life threatening dangerous incidents of falling heavy plaster, Jali from shafts etc. occurred. But this could not be done due to non-availability of Building/Reserve Fund for repair of these major works.

It may be pointed out that on request of allottee's representatives, IRWO had decided in 2014 to reduce the following charges which requires for proper upkeep of society:-

S.No.	IRWO's existing instructions to collect charges	Actual collection after representation of allottees	Saving to Allottees		
			Type-II	Type-III	Type-IV
1	Maintenance Fund Charges @6.50% of the cost of dwelling unit (DU).	Maintenance Fund Charges @5.50% of the cost of dwelling unit (DU).	51360	78865	104440
2	Depreciation Reserve Fund charges @ 1% of the cost of DU.	NIL	21440	32940	43610
3	Additional Maintenance charges @ Rs 0.50 p per sq. ft. per month.	NIL	4968	7636	10110
		Total Savings	77768	119441	158160


General Secretary
Residents Welfare Association
Rail High Risers Society,
Sonipat


Plot No. 23 & 27, Sector-10, Near Bright Scholar School, Sonipat-131001 (HR)

Mrwarhrssonipat@gmail.com, info@rhrrs.in | www.rhrrs.in

The proposal for collection of above charges amounting to Rs. Rs. 77768 for Type II, Rs. 119441 for Type III and Rs. 158160 for Type IV was dropped by IRWO to minimize the cost of flat which will be collected by RWA Society in future as and when required. Now Society is starving hard of funds to maintain the society campus building as indicated in para 1 above.

Being an huge amount, it is considered appropriate to collect the above funds in phase manner to avoid one time burden on allottees. Therefore, it has been decided to collect very small amount i.e. 13% of total reduced/saved amount of each respective dwelling unit (after rounding off). Thus an amount of Rs 10000/- for type-II, Rs.15000/- for type-III and Rs. 20000/- for Type IV may be paid by each allottee. Balance (87%) Charges already dropped by IRWO will be collected as per future requirements in due course of time. **In case of transaction of property i.e. sale/purchase etc, owner of the DU is required to pay complete charges before taking NOC.**

In view of above, all are requested to pay their respective amount viz: Rs.10000/- for Type II, Rs. 15000/- for Type III and Rs. 20000/- for Type IV by 31st March 2022 so that repair work of building can be started early. Payment may be made by DD/Cheque in favor of Resident Welfare Association, Rail High Risers Society, Sonipat Bank details are: IFSC CODE -KKBK 0004347, Account No. 3546808437 Bank Name :- KOTAK MAHINDRA BANK, Atlas Road, Sonipat PIN-131001, Account type:- "CURRENT". Please mention Owner's Name, Block No, Flat No. & Contact No. at the back of instrument and in REMARKS column in case of online/NEFT. After payment, the details may be conveyed on RWA email:- rvarhrssonipat@gmail.com. or to Manager on phone No.7210005189 whatsapp. Cash payments are strictly prohibited.


Gen-Secretary

General Secretary
Residents Welfare Association
Rail High Risers Society,
RWA/RHRS/SNP
Sonipat

Copy to:-

1. MD/IRWO, Shivaji Bridge, New Delhi w.r.t. to keep the above letter in record while giving NOC for Sonipat IRWO Project.
2. CPM/IRWO/Sinioat, Shivaji Bridge, New Delhi w.r.t. to upload this letter on IRWO Website.
3. Notice Board.
4. One copy for each DU (to be dropped physically).
5. One copy to be emailed, sent on whatsapp



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Ref. No. No.2022/RWA RHRS/MISC/3

Date 01.02.2022.....

CIRCULAR

Dear Residents /Owners,

It gives me immense pleasure to inform you that Society has since launched its own website with login ID: <http://www.rhrs.in>. It is a dynamic website with provision for dissemination of information concerning the Society to the residents, apartment owners, stake holders and public at large in a systematic and comprehensible manner and on an ongoing basis. The website also has a provision of inward receipt of requests/information from anybody concerned.

The Society is presently in the process of uploading the information on the said website. We also hope that this website would add to the convenience of one and all. It will be further improved/modified keeping in view allottees requirement in due course of time. We also look forward for your views/suggestions/comments for deriving an optimum output from the initiative.


01/02/2022

(J. S. Sehrawat)
President/RHRS/SNP

Copy to:-

1. All Notice Boards.
2. All Allottees.
3. All EC Members/Office Bearers.
4. MD/IRWO, Sonipat Project, New Delhi.

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✉ rwahrhrssonipat@gmail.com, info@rhrs.in | www.rhrs.in